

ORDINANCE NO. 990415-90

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

30.98 ACRE TRACT OF LAND OUT OF THE C. JERGIN SURVEY NO. 704 IN TRAVIS COUNTY, FROM COMMUNITY COMMERCIAL (GR) DISTRICT, RESEARCH AND DEVELOPMENT (R&D) DISTRICT, AND GENERAL OFFICE (GO) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT, LOCALLY KNOWN AS THE PROPERTY LOCATED GENERALLY IN THE 8300 BLOCK OF THE EASTSIDE OF F.M. 620 NORTH, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 25-2-191 of the City Code is amended to change the base zoning district from Community Commercial (GR) district, Research and Development (R&D) district and General Office (GO) district to Multifamily Residence Low Density (MF-2) district on the property described in File C14-99-0012, as follows:

30.98 acre tract of land out of the C. Jergin Survey No. 704 in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as the property located generally in the 8300 block of the eastside of F.M. 620 North, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

PART 2. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

Zone Change
Canyon Creek Option, Ltd. to
Ameriton Properties Incorporated, a Maryland Corporation
Tract 2--30.98 Acres

FN 1311 (JWG)
January 15, 1999
SAM, Inc. Job No. 99008-01

THENCE departing the east line said Section Two and the west line of said Tract 2, and crossing said Canyon Creek Tract 2, N 67°31'48" W, a distance of 1527.59 feet to the POINT OF BEGINNING of the tract described herein and containing 30.98 acres of land.

BASIS OF BEARINGS: Texas State Plane Coordinates - Central Zone, NAD '83

THE STATE OF TEXAS

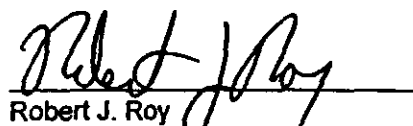
KNOW ALL MEN BY THESE PRESENTS:

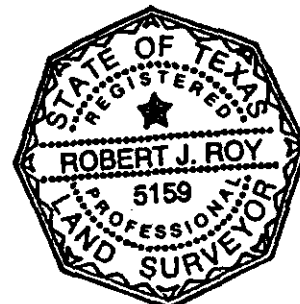
COUNTY OF TRAVIS

That I, Robert J. Roy, a Registered Professional Land Surveyor, do hereby certify that the above description was prepared under my direction and supervision and is true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 15th day of January, 1999 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy., So. Suite 125
Austin, Texas 78704


Robert J. Roy
Registered Professional Land Surveyor
No. 5159 - State of Texas



Zone Change
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 Tract 2--30.98 Acres

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 January 15, 1999
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A DESCRIPTION OF 30.98 ACRES OF LAND LOCATED IN THE C. JERGIN SURVEY NO. 704 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 126.816 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN THE DEED TO CANYON CREEK OPTION, LTD. AS RECORDED IN VOLUME 12100, PAGE 2116 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 30.98 ACRE TRACT, AS SHOWN ON ATTACHED SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron pipe found at the most western southwest corner of said Tract 2, being the northwest corner of that called 15.18 acre tract of land as described in that deed to Automotive Group I, Inc., recorded in Volume 12993, Page 722, Real Property Records of Travis County, Texas, and also being on the east right-of-way line of F.M. 620 (150 foot wide right-of-way);

THENCE with the east line of F.M. 620, being the west line of said Tract 2, N 22° 28' 51" E, a distance of 1728.00 feet to a ½-inch iron rod found for the POINT OF BEGINNING of the tract described herein;

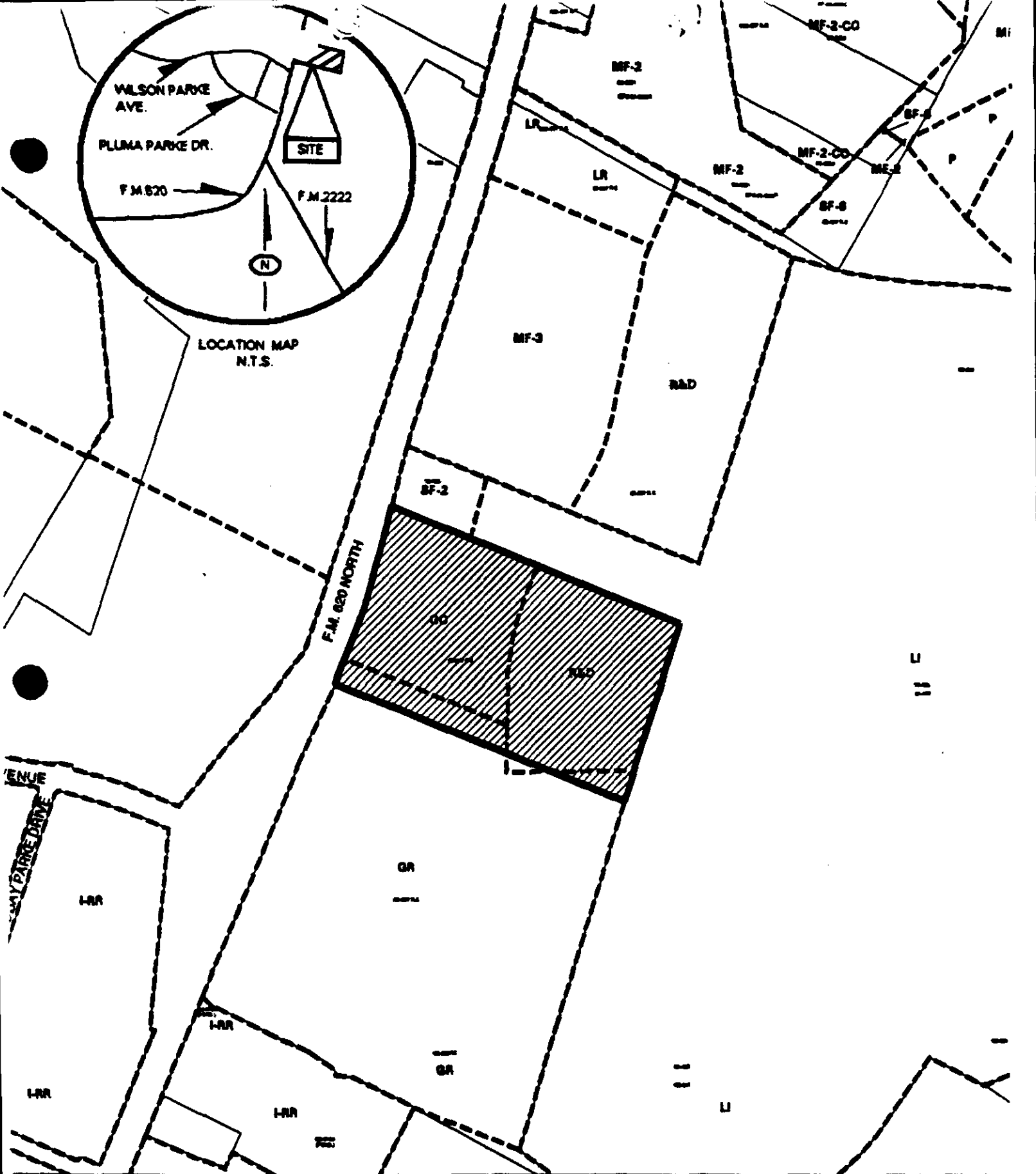
THENCE continuing with the east line of F.M. 620, being the west line of said Tract 2, the following three (3) courses and distances:

1. N 22° 28' 51" E, a distance of 232.19 feet to a concrete highway monument found,
2. a distance of 374.51 feet, with the arc of a non-tangent curve to the left, through a central angle of 07° 17' 57", having a radius of 2939.79 feet, and a chord which bears N 18° 55' 41" E, a distance of 374.26 feet to a concrete highway monument found, and
3. N 15° 08' 36" E, a distance of 290.96 feet to a ½-inch iron rod found for a southwest corner of Canyon Creek Section Two, a subdivision of record in Volume 85, Pages 121D-122A of the Plat Records of Travis County, Texas;

THENCE with a north and east line of the said Tract 2, being a south and west line of the said Canyon Creek Section Two, the following two (2) courses and distances:

1. S 67° 31' 48" E, a distance of 1517.10 feet to a 60d nail found, and
2. S 17° 57' 05" W, a distance of 897.11 feet to a ½-inch iron rod set;

EXHIBIT "A"



<p>1" = 800'</p>	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: AGONZALEZ</p>	<p align="center">ZONING EXHIBIT "B"</p> <p>CASE #: C14-99-0012</p> <p>ADDRESS: _____ FM 820</p> <p>SUBJECT AREA (acres): 30.980</p>		<p>DATE: 99-01</p> <p>INTLS: TRC</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>D35</p>
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